

Comparative Sales -- Existing Homes -- February 2004 **San Diego County**

Feb-04

	Combined	% Change from Prior Year	% Change from Prior Month	Attached	Detached
Total Sales Volume February 2004	\$1,313,868,530	22.56	11.37	\$326,103,919	\$987,764,611
Average Sales Price February 2004	\$510,438	21.84	-1.31	\$361,134	\$591,122
Median Sales Price February 2004	\$418,250	23.01	2.04	\$319,000	\$476,000
Sold Listings February 2004	2,574	0.59	12.85	903	1,671
Average Days on Market				30	43
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Total Sales Volume February 2003	\$1,072,061,665			\$245,756,619	\$826,305,046
Average Sales Price February 2003	\$418,938			\$299,703	\$475,161
Median Sales Price February 2003	\$340,000			\$268,000	\$375,000
Sold Listings February 2003	2,559			820	1,739
Average Days on Market				39	57
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Total Sales Volume YTD 2004	\$2,581,148,929	21.71	NA	\$640,317,303	\$1,940,831,626
Average Sales Price YTD 2004	\$510,916	22.92	-1.22	\$358,119	\$594,618
Median Sales Price YTD 2004	\$410,000	21.19	0.02	\$310,000	\$465,000
Sold Listings YTD 2004	5,052	-0.98	NA	1,788	3,264
Average Days on Market					
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Total Sales Volume YTD 2003	\$2,120,702,215			\$495,821,075	\$1,624,881,140
Average Sales Price YTD 2003	\$415,661			\$297,077	\$473,312
Median Sales Price YTD 2003	\$338,313			\$263,000	\$375,000
Sold Listings YTD 2003	5,102			1,669	3,433
Average Days on Market					